

Sec. 31-20. - I-1 Industrial district.

- (a) *Purpose of the district:* The intent of this district is to promote employment opportunities and enhance the city's tax base through the development of research and development centers, light industrial manufacturing, warehousing, and related office and institutional uses, with retail and service uses limited to support for primary permitted uses. Uses shall not be dangerous or offensive due to odor, dust, fire, explosion, or other reasons, or use equipment and/or processes that are not likely to produce objectionable noise, vibration, explosion, fire, smoke, or other effect. In addition, no use shall be permitted that involves the processing of raw material for shipment in bulk form to be used in an industrial operation at another location.
- (b) *Permitted uses:* A building or land shall be used only for the following uses:
- (1) Ambulance services, commercial
 - (2) Artist's or photographer's studio, commercial.
 - (3) Assembly (non-HAZMAT).
 - (4) Bakery, industrial.
 - (5) Building materials sales yard, including the sale of rock, sand, gravel, and similar materials, as incidental to the principal business, but not including junk storage for extractive activities.
 - (6) Carpet, rug and garment cleaning and dyeing.
 - (7) Computer and data processing center.
 - (8) Contractor's equipment storage yard or plant, including rental of equipment commonly used for contractors, but not including equipment used for trash or refuse removal services.
 - (9) Dry-cleaning garment processing plant.
 - (10) Gunsmith shop.
 - (11) Janitorial service.
 - (12) Laboratory, research, experimental or testing.
 - (13) Laboratory, medical or dental.
 - (14) Laboratory, photographic processing
 - (15) Locksmith shop.
 - (16) Manufacturing, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious stones, metals, shell, straw, textiles, tobacco, wax, wire, wood, yarns, and paint.
 - (17) Manufacturing and maintenance of electric and neon signs; sheet metal products, including HVAC equipment; cornices; eaves; and similar products.
 - (18) Manufacturing, compounding, processing, packaging, or treatment of such products as baked goods, candy, food products, dairy products, and meat and poultry products; toiletries, cosmetics, drugs, perfumes, and pharmaceuticals (non-HAZMAT); and beverage blending or bottling; but not including the distilling of beverages, the slaughter of poultry or animals, and the refining of fats and oils.
 - (19) Office.
 - (20) Packaging, telecommunications or courier service.
 - (21) Publishing and printing.
 - (22) Public utilities, including buildings, necessary structures, storage yards and other related uses.

- (23) Radio or television broadcasting station.
 - (24) Recording studio.
 - (25) Research and development (non-HAZMAT).
 - (26) School, business.
 - (27) School, trade, technical or vocational.
 - (28) Self-storage centers, subject to provisions of section 31-33.3.
 - (29) Warehouse and wholesale establishment (non-HAZMAT).
- (c) *Permitted accessory uses:* Accessory uses customarily incidental to a permitted use on the same lot, including:
- (1) Specialized equipment repair related to or compatible with the uses permitted by right in this district.
 - (2) Storage or sale of goods or materials used in or produced by uses permitted by right in this district, subject to applicable ordinance regulations.
 - (3) Retail activities and services that support the uses permitted by right in this district, provided that any such activities are by their nature accessory to the permitted uses in this district.
- (d) *Conditional uses:* The following uses may be permitted as conditional uses if approved by the governing body in accordance with the procedures, guides, and standards of section 31-54.1:
- (1) Assembly, repairing, rebuilding, reconditioning, performing body and fender work, and painting automobiles, tractors, trucks, buses, and motorcycles, and repairing and retreading tires for the same.
 - (2) Range, shooting, indoor.
 - (3) Stadium or arena, indoor or outdoor.
 - (4) Taxi or limousine operations and service.
- (e) *Prohibited use:* Notwithstanding anything to the contrary in this section, salvage, scrap or vehicle storage yards (auto graveyards) are not permitted within the City of Manassas Park.
- (f) *Utilities:* All utilities shall be installed underground, except control instrumentation and substations, which must be effectively screened.
- (g) *Area regulations:* There are no minimum lot size requirements except as may be required to meet sanitary standards. However, buildings or groups of buildings with the accessory buildings may cover up to, but shall not exceed, seventy (70) percent of the area of the lot, provided that adequate provisions are made for all common property resources, including storm drainage. A minimum of twenty (20) percent of the lot area must be landscaped.
- (h) *Yard requirements:*

| Minimum Front Yard (feet) | Minimum Side Yard Each Side (feet)* | Minimum Rear Yard (feet) |
|---------------------------|-------------------------------------|--------------------------|
| 15 | 10 | 20** |

* Side yards required only if adjacent to a residential use.

** The rear setback shall be increased to fifty feet (50') for any industrial land use adjacent to a residential land use.

- (i) *Height requirements:* The maximum height shall be sixty feet (60').
- (j) *Screening:* All private trash receptacles must be located and/or screened so they are not visible from a public street. Loading docks and garage doors for commercial businesses must be located so they are not visible from a public street.
- (k) *Use limitations:* Manufacturing and repair business shall be conducted within enclosed building; ancillary activities may be conducted but must be screened from public view.
- (l) *Other applicable requirements.*
 - (1) Article VI. Supplementary regulations.
 - (2) [Article VII]. Site plan review requirements.

(Ord. No. 85-1700-269, 2-6-85; Ord. No. 93-1700-497, §§ 4, 5, 12-2-93; Ord. No. 03-1700-699, 1-3-03; Ord. No. 07-1700-841, §§ 1, 2, 11-2-07; Ord. No. 11-1700-903, § 11, 5-24-11; Ord. No. 12-1700-922, § 1, 4-3-12)